

**The Board of Adjustment of the Town of Rye, NH**  
**Public Hearing at the Rye Town Hall, 10 Central Road**  
**7:00 PM on Wednesday, January 3, 2024**

Meeting ID: 869 1843 3567

Password: 861232

Call-in Number: 646-558-8656

<https://us06web.zoom.us/j/86918433567?pwd=5yqdWku7mpkEwd9tcdfkPjoyHndD77.1&from=addon>

**Minutes:** December 6, 2023 meeting minutes

**APPLICATIONS:**

1. **Michael Anderson for property owned and located at 117 Washington Road, Tax Map 17, Lot 20** requests variances from §190-6.3B and from §190-3.1.H.2(a) to raze an existing shed and replace with new within 75' of a freshwater wetland. **Property is in the Single Residence District, Wetlands Conservation District. Case #57-2023.**
2. **Lone Star LLC/Matthew & Martha Masiello for property owned and located at 125 Wentworth Road, Tax Map 24, Lot 34** request variances from §190-6.3.A/B to raze an existing house and replace with new, from §190-3.1.H.2(a) for cutting of 23 trees greater than 4.5", a home 51.7', stone steps 10', patio 52' +/-, a spa 53' and a rinsing station 65' from the river where 100' is required. **Property is in the Single Residence District, Wetlands Conservation District, and SFHA, Zone AE(8). Case #58-2023. Request a continuance to February 7, 2024.**
3. **Rye General Store & Grille, LLC for property owned and located at 2203 Ocean Blvd, Tax Map 5.3, Lot 028-00A and Tax Map 5.3, Lot 028-00B** requests variances from §190-6.3.B to raze Units A and B and replace with new; from §190-2.2.D(1) for more than one principal building on one lot; from §190-3.4.E for dwelling coverage 32.2% where 30.4% exists and 15% is required; from §190-5.0.C for parking along the Gray Court boundary where 10' is required. **Property is in the General Residence/Business District, Coastal Overlay and SFHA, Zone AO, Depth 2'. Case #61-2023. Request a continuance to February 7, 2024.**
4. **Torsten & Patricia Schwanbeck for property owned and located at 105 Parsons Road, Tax Map 20.2, Lot 22** request a variance from §190-2.4.C(2) for a generator 15' from the side boundary where 20' is required. **Property is in the General Residence, Coastal Overlay District. Case #01-2024.**
5. **Harvey & Joan Bines for property owned and located at 2230 Ocean Blvd, Tax Map 5.3, Lot 66** request variances from §190-2.3.C(2) for a generator 11.9' from the front boundary where 40' is required, from §190-3.4.E for lot coverage of 34.1% where 30% is allowed and 34% exists. **Property is in the Single Residence, Coastal Overlay and SFHA, Zone VE(18). Case #02-2024.**
6. **Paula Mahoney for property owned and located at 32 Fairhill Avenue, Rye, NH, Tax Map 20.2, Lot 149** requests a variance from §190-2.4.C(2) for a generator 16.5' +/- from the side boundary where 20' is required. **Property is in the General Residence, Coastal Overlay District. Case #03-2024.**

7. **Frank Goguen for property owned and located at 29 Gray Court, Tax Map 5.2, Lot 87** requests variances from §190-6.3.A for expansion of existing non-conforming structure; from §190-2.4.C(2) for an addition 14.5' from the side boundary where 20' is required; and from §190-2.4.C(5) & §190-3.4.E for dwelling coverage 22% where 15% is allowed, and lot coverage 35% where 30% is allowed. **Property is in the General Residence, Coastal Overlay District. Case #04-2024.**
  
8. **Shaun & Sara McCarthy for property owned and located at 53 Spring Road, Tax Map 8.1, Lot 21** request variances from §190-6.3.A for expansion of a nonconforming structure on a nonconforming lot; from §190-2.3.C(2) for expansion on the west side boundary 12.24', 13.23' and 17.38' where 20' is required; and from §190-3.1.F(7) & H(2)(a)(g) for a porous walkway 58.5', porous driveway 52.04' & 56.7', retaining wall 48.1', granite steps 58.4', east overhang 23.5', southeast overhang 34.6', addition 42.5', porous patio 22.92', deck expansion 36.3', south overhang 37.4' & 51.5' where 75' is required. **Property is in the Single Residence, Coastal Overlay District. Case #05a-2024.**
  
9. **Shaun & Sara McCarthy for property owned and located at 53 Spring Road, Tax Map 8.1, Lot 21** request a special exception from §190-3.1.G(2); H.2(f) for a porous driveway 52.04' where 75' is required. **Property is in the Single Residence, Coastal Overlay District. Case #05b-2024.**
  
10. **Peter & Mary LeSaffre for property owned and located at 30 Straws Point Road, Tax Map 8.4, Lot 93** request variances from §190-2.2.E for a proposed septic tank 19.3' from the side boundary where 20' is required; from §190-2.3.C(2) for a retaining wall 9.1', a generator 9.2' and service court 10.4' from the side boundary where 20' is required; from §190-2.3.C(5) for lot coverage 28.5% where 15% is allowed; from §190-3.1.H(2)(a)(f) & (g) for yard drain 45', stormwater chambers 48.8'/46.7' and terraced steps 75' from the wetlands where 100' is required and from §190-3.4.D for height 32.85' where 30' is required. The applicant request waiver relief from the Building Code §190-35-14.C(2) for sepiTech system 3.5' to the ESHWT where 4ft separation is required. **Property is in the Single Residence, Coastal Overlay, Wetland Conservation District and SFHA, Zones AO (3), VE (19). Case #07-2024. Request a continuance to February 7, 2024.**

Chris Piela, Clerk